

ZONING CHANGE REVIEW SHEET

CASE: C14-2016-0023.SH (Elysium Park)

Z.A.P. DATE: May 3, 2016
May 17, 2016

ADDRESS: 3300 Oak Creek Drive

DISTRICT AREA: 7

OWNER: Two-Way Land, L.P. (John K. Condon)

AGENT: Waeltz & Prete, Inc. (Antonio A. Prete)

ZONING FROM: IP-CO, RR

TO: MF-4-CO*

AREA: 7.104 acres

*On April 26, 2016, the applicant submitted a letter to the staff stating that they are proposing a conditional overlay (CO) to limit development on the property to maximum of 90 residential units - Please see Attachment A.

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant the request for MF-4-CO, Multifamily Residence-Moderate-High Density-Conditional Overlay District, zoning. The conditional overlay will limit development on the property to a maximum of 90 residential units.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

5/03/16: Postponed to May 17, 2016 on consent at the staff's request (8-0, G. Rojas, D. Breithaupt -absent); B. Greenberg-1st, J. Kiolbassa-2nd.

5/17/16: Approved staff's recommendation of MF-4-CO zoning, with the following additional conditions: 1) Maintain a 75 foot building/parking facility setback along the north, south and west property lines, with the exception for emergency access use, from the current zoning ordinance (Ordinance No. 010517-13) on the property; 2) limit impervious cover on the property to a maximum of 30%; 3) 75 feet from the northern property line to 150 feet to the south, there will be a maximum height of 42 feet; 4) from the critical water quality line along the eastern side of the tract to 100 feet to the west, there will be a maximum height of 52 feet; 5) the remainder of the property will have a maximum height of 35 feet (10-0, A. Aguirre-absent); G. Rojas-1st, B. Evans-2nd.

ISSUES:

On April 27, 2016, the staff received a petition from adjacent property owners who are opposed to any zoning classification other than the current IP-CO and RR zoning on the site (Please see Petition Submittal - Attachment E). This GIS staff evaluated the petition and found that it is currently valid at 58.82%. The excerpt below is from the City of Austin's Land Development Code and explains when the City Council is subject to the three-fourths vote.

Sec. 25-2-284 REQUIREMENT FOR APPROVAL BY THREE-FOURTHS OF COUNCIL.

- (A) *The affirmative vote of three-fourths of the members of Council is required to approve a proposed rezoning if:*
- (1) the Land Use Commission recommends denial of an application to rezone property to a planned unit development; or*
 - (2) the proposed rezoning is protested in writing by the owners of not less than 20 percent of the area of land:*
 - (a) included in the proposed change; or*
 - (b) immediately adjoining the area included in the proposed rezoning and extending 200 feet from the area.*

DEPARTMENT COMMENTS:

The property in question is undeveloped and densely vegetated. The subject tract slopes to the east and contains floodplain along the eastern border. According to GIS information, this floodplain area is primarily 100-year floodplain that is part of the Walnut Creek Tributary. The lots to the north and west contain single-family residences. The property to the east is developed with a convenience storage use (Mopac Self Storage). To the south, there is a single-family residence, an undeveloped tract of land and an office use across Oak Creek Drive. The applicant is requesting MF-4-CO zoning to develop the property with an approximately 90 unit affordable housing project fronting Oak Creek Drive, a collector roadway. They have received S.M.A.R.T. Housing Certification from the Neighborhood Housing and Community Development Department (NHCD) – Please see Attachment B.

The site under consideration is surrounded by the North Lamar Area Study to the north, south and east. The area study was approved for this portion of the city by the City Council on October 3, 1985. The study does not make a recommendation for this specific tract of land as this site was not located within the City of Austin city limits when the study was conducted. However, the study does recommend Multifamily residential land use for the property directly to the south of this tract, across Oak Creek Drive (Please see North Lamar Area Study Future Land Use Map – Attachment D).

The staff recommends MF-4-CO, Multifamily Residence-Moderate-High Density-Conditional Overlay District, zoning at this location. The proposed downzoning of this site from the IP-CO zoning district to the MF-4-CO zoning district would be compatible and consistent with the surrounding residential uses/zoning to the north, south and west. MF-4-CO zoning will provide for a transition in the intensity of permitted land uses from the commercial (CS-CO zoning) to the east along the railway line and the southbound service road for N. Mopac Expressway, to the family residence (SF-3 zoning) to the west. The Neighborhood Traffic Analysis for this site states that that the potential trips generated by the proposed development, in combination with the existing traffic on Oak Creek and Silver Creek Drives, does not exceed the thresholds of these collector streets as set forth in the Code (Please see NTA Memo - Attachment D). The MF-4-CO zoning district will allow for a fair and reasonable use of this property as it will permit the applicant to develop with up to 90 multifamily residential units which will provide for a mixture of housing opportunities in this area of the city.

The applicant agrees with staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	IP-CO	Undeveloped Tract, Floodplain
<i>North</i>	RR	Single-Family Residences
<i>South</i>	SF-2, SF-6, LO	Single-Family Residence, Undeveloped Tract, Office/Educational Services (Baylor MBA University)
<i>East</i>	CS-CO	Convenience Storage (Mopac Self Storage)
<i>West</i>	SF-3	Single-Family Residences

AREA STUDY: North Lamar Area Study**TIA:** Not Required**WATERSHED:** Walnut Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation
 Austin Independent School District
 Austin Northwest Association
 Bike Austin
 Friends of Austin Neighborhoods
 McNeil/Ashton Woods Neighborhood
 North Growth Corridor Alliance
 Northwest Austin Coalition
 Northwood Neighborhood Association
 SELTEXAS
 Sierra Club, Austin Regional Group

SCHOOLS: Austin Independent School District

Summitt Elementary School
 Murchison Middle School
 Anderson High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-03-0160 (Reserve at Northwood: 3100 West Parmer Lane)	DR, RR to SF-2	12/16/03: Approved SF-2-CO zoning, with condition limiting the site to 38 residential units (7-1, J. Martinez-Nay, C. Hammond-absent); J. Cortez-1 st , M. Whaley-2 nd .	1/15/04 : Approved ZAP rec. of SF-2-CO by consent (6-0, McCracken-off dais); all 3 readings
C14-00-2145 (Hydrolab, 3400 Oak Creek Drive)	IP to IP-CO	8/15/00: Approved staff rec. of IP-CO (8-0), with conditions that terms of 12/20/99 MTG/Agreement between applicant and neighborhood	9/28/00: Approved IP-CO (7-0); 1 st reading 5/17/01: Approved IP-CO for Tract 1 and RR zoning for Tract 2 (6-0);

		<p>association be part of the zoning:</p> <p>1) Development shall comply with NO district site development regulations, with the exception of gross floor area which may not exceed 45,000 sq. ft., 2) development on the property shall comply with PDA performance standards, 3) limit development to 2,000 vehicle trips per day, 4) prohibit the following uses: Agricultural Sales and Services, Art and Craft Studio (general, industrial, limited), Automotive Rentals, Automotive Sales, Automotive Repair Services, Automotive Washing (of any type), Building Maintenance Services, Business or Trade School, Business Support Services, Communication Services, Construction Sales and Services, Convenience Storage, Electronic Prototype Assembly, Exterminating Services, Financial Services, Indoor Entertainment, Indoor Sports and Recreation, Medical Offices, Off-site Accessory Parking, Outdoor Entertainment, Outdoor Sports and Recreation, Personal Services, Plant Nursery, Research Testing Services, Restaurant (drive-in, fast food), Restaurant (limited, general), Service Station, Software Development, Theater, Custom Manufacturing, General Warehouse & Distribution, Limited Warehousing and Distribution, club or Lodge, College or University Facilities, Communication Service Facilities, Community Events, Community Recreation (private, public), Congregate Living, Counseling Services, Cultural Services, Day Care Services (commercial, general, limited), Employee Recreation,</p>	2 nd /3 rd readings
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		Maintenance and Service Facilities, Major Utility Facilities, Railroad Facilities, Residential Treatment, Safety Services, Telecommunication Tower, Transitional Housing, Transportation Terminal, 5) a 75 foot wide building setback along the north, south and west property lines (8-0, SA-off dais)	
C14-92-0135 (Oak Creek Self Storage: 3108 Oak Creek Drive)	SF-3, GR to CS	3/16/93: Approved CS zoning with conditions (6-1)	5/27/93: Approved CS-CO zoning (7-0) on 1 st reading, with the following conditions: 1) Only Administrative and Business Offices, Convenience Storage, Medical Offices, Day Care Services (general and limited) shall be permitted on the property, 2) maximum FAR of 0.50 to 1, 3) maximum impervious cover of 70%. 6/10/93: Approved CS-CO zoning (6-0) on 2 nd /3 rd readings
C14-90-0081 (Hydrolab: 3200-3500 Block of Oak Creek Drive)	SF-3 to IP	No information	2/28/91: Approved IP-CO zoning (6-1); 1 st reading 5/9/91: Approved IP-CO zoning (7-0); 2 nd /3 rd readings

RELATED CASES: C14-00-2145, C14-90-0081 (Previous Zoning Cases)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Oak Creek Drive	80'	42'	Collector	No	No	No

CITY COUNCIL DATE: June 16, 2016

ACTION:

ORDINANCE READINGS: 1st

2nd

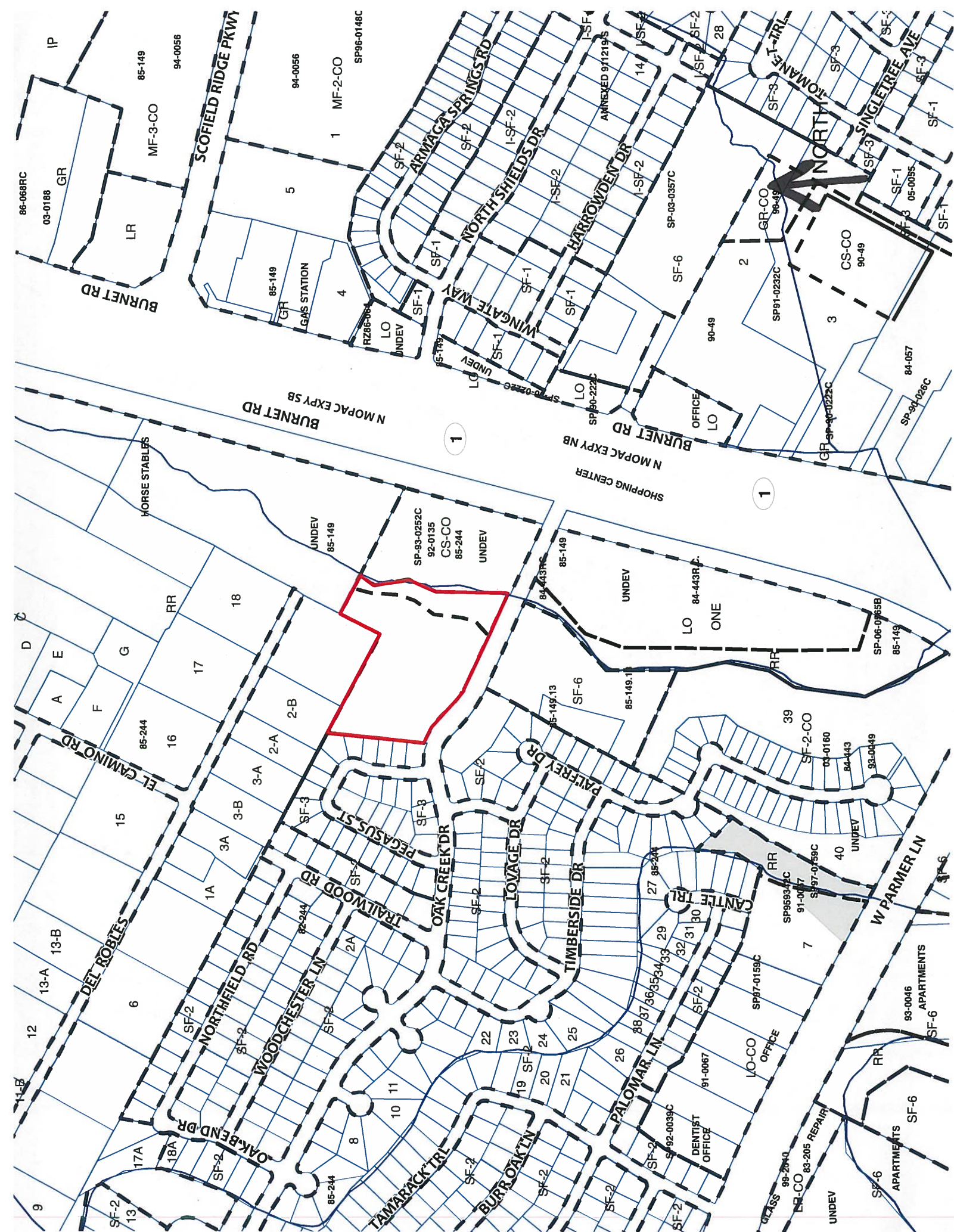
3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057,
sherri.sirwaitis@austintexas.gov

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STAFF RECOMMENDATION

The staff's recommendation is to grant the request for MF-4-CO, Multifamily Residence-Moderate-High Density-Conditional Overlay District, zoning. The conditional overlay will limit development on the property to a maximum of 90 residential units.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Multifamily residence moderate - high density (MF-4) district is the designation for multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size. An MF-4 district designation may be applied to high density housing in a centrally located area near supporting transportation and commercial facilities, in an area adjacent to the central business district or a major institutional or employment center, or in an area for which moderate to high density multifamily use is desired.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed downzoning of the site from the IP-CO zoning district to the MF-4-CO zoning district would be compatible and consistent with the surrounding residential uses/zoning to the north, south and west. MF-4-CO zoning will provide for a transition in the intensity of permitted land uses away from the commercial (CS-CO zoning) to the east along the railway line and the southbound service road for N. Mopac Expressway, to the family residence (SF-3 zoning) to the west.

3. *The proposed zoning should allow for a reasonable use of the property.*

The MF-4-CO zoning district would allow for a fair and reasonable use of this property as it will permit the applicant to develop with up to 90 multifamily residential units which will provide for a mixture of housing opportunities in this area of the city.

EXISTING CONDITIONS

Site Characteristics

The subject tract is currently undeveloped and densely vegetated. The property slopes to the east and contains floodplain along the eastern border. According to GIS information, this floodplain area is primarily 100-year floodplain that is part of the Walnut Creek Tributary. The lots to the north and west contain single-family residences. The tract of land to the east is developed with a convenience storage use (Mopac Self Storage). To the south, there is a single-family residence, an undeveloped area and an office use.

Comprehensive Planning

IP-CO and IRR to MF-4-CO

This zoning case is located on a heavily wooded and undeveloped 7.1 acre parcel located to the west of the Mopac Expressway and a railway line. The property is also not located within the boundaries of an existing neighborhood planning area. Surrounding land uses includes large lot single family housing development to the north; Baylor MBA University and vacant land to the south; a large self-

storage facility and rail road line to the east; and a single family subdivision to the west. The developer is proposing to build a 98 unit multifamily apartment complex with an affordable housing/S.M.A.R.T housing component.

Connectivity: Oak Creek Drive has public sidewalks located in front of the commercial properties (the storage facility and the university building) but public sidewalks are nonexistent until reaching the single family subdivision to the west, which has a public sidewalk located on one side of the street. The Mopac frontage road has no public sidewalks, and there are no public transit stops, or local goods or services located within a quarter mile of this property, making this area of the city almost completely auto dependent. The Walkscore for this site is 23 out of 100, (meaning almost all errands require a car), with 100 being the optimal score.

Imagine Austin

This site is located over the Edwards Aquifer Recharge Zone, as identified in the Imagine Austin Comprehensive Plan (IACP). An aquifer contributing zone is an area where runoff from precipitation flows to the recharge zone of an aquifer. Streams in the contributing zone flow downstream into the recharge zone and “contribute” water to the aquifer.

The property is not located within a designated Activity Corridor or Center according to the Imagine Austin Growth Concept Map. However, one of the goals of the Imagine Austin Comprehensive Plan (IACP) is to achieve ‘*complete communities*.’ Page 88 of the IACP states that complete communities are areas that provide amenities, transportation, services, and opportunities that fulfill all residents’ material, social, and economic needs. Page 107 of the IACP also states, “*While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city.*”

The following IACP policies are applicable to this project:

- **LUT P3.** Promote development in compact centers, communities, or **along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.
- **HN P1.** Distribute a **variety of housing types** throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin’s diverse population.

- **HN P10. Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.**

Analysis and Conclusion:

Based on the Imagine Austin text and policies above, this project appears to be partially supported by the Plan because it provides much needed affordable housing. However, based on the location of this property, which is located next to a major expressway and a railroad track, and that is lacking connectivity to nearby goods, services, public transit, and parks, staff recommends that the developer install a public sidewalk or shared use path along their portion of Oak Creek Drive to promote walkability and connectivity in the area.

Environmental

The site is located over the Edwards Aquifer Recharge Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

According to floodplain maps there is a floodplain within the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Impervious Cover

The maximum impervious cover allowed by the MF-4 zoning district would be 70 %. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Site Plan

The site is subject to compatibility standards. Along the NORTH, WEST AND SOUTH property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation

A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Results will be provided in a separate memo. LDC, Sec. 25-6-114. Contact Scott James at scott.james@austintexas.gov to define appropriate parameters of the NTA and for review and approval. Also, pay all associated fees for the NTA. Please see NTA Memorandum - Attachment D.

Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Oak Creek Drive	80'	42'	Collector	No	No	No

Removal of Condition Overlays and Restrictive Covenants:

There is an existing conditional overlay, established in C14-00-2145, with the following transportation requirements:

1. prohibiting parking within the 75' setback along the north, south, and west property lines,
2. prohibiting interior driveways within this setback, except for emergency access only, and
3. limits the development of the existing zoning tract to 2,000 vpd.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.



Attachment A

5714 Sam Houston Circle Austin, TX 78731 (830) 330-0762 megan@o-sda.com

April 26, 2016

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
sherri.sirwaitis@austintexas.gov
512-974-3057(office)

RE: Zoning Case C14-2016-0023 (Elysium Park)

Dear Ms. Sirwaitis,

Elysium Park, LLC has submitted a zoning change application for the site of the proposed Elysium Park development located at 3300 Oak Creek Drive in Austin. Elysium Park, LLC will agree to a conditional overlay (CO) to limit development on the property to a maximum of 90 residential units.

Sincerely,

A handwritten signature in blue ink that reads 'mLasch'.

Digitally signed by Megan Lasch
DN: cn=Megan Lasch, o, ou,
email=megan@pinnaclehousing.c
om, c=US
Date: 2016.04.27 07:21:35 -05'00'

Megan Lasch
O-SDA Industries, LLC



City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Neighborhood Housing and Community Development Department

January 15, 2016

S.M.A.R.T. Housing Certification
Saigebrook Development, LLC
 Elysium Park, LLC
 3300 Oak Creek Drive, Austin TX 78727 (ID#66048)

TO WHOM IT MAY CONCERN:

Saigebrook Development, LLC – Elysium Park, LLC (development contact: Megan Lasch: 512.383.5470 (o); megan@pinnaclehousing.com) is planning to develop a **98 unit multi-family** development at 3300 Oak Creek Drive, Austin TX. The project will be subject to a 5 year affordability period after issuance of a certificate of occupancy.

NHCD certifies that the proposed development meets the S.M.A.R.T. Housing standards at the pre-submittal stage. This project has received a Transit Oriented Waiver, see attached. Since 9% of the units will serve households at or below 30% MFI, 35% of the units will serve households at or below 50% MFI, and 41% of the units will serve households at or below 60% MFI, the development will be eligible for 100% waiver of fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by Council. The expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees
 Building Permit
 Concrete Permit
 Electrical Permit
 Mechanical Permit
 Plumbing Permit

Site Plan Review
 Misc. Site Plan Fee
 Construction Inspection
 Subdivision Plan Review
 Misc. Subdivision Fee
 Zoning Verification

Land Status Determination
 Building Plan Review
 Parkland Dedication (*by separate ordinance*)

In addition, the development must:

- ♦ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy. Contact Katherine Murray 512.482.5351; Heidi Kasper 512.482.5407).
- ♦ Pass a final inspection to certify that accessibility standards have been met.

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.3128 or by email at Sandra.harkins@austintexas.gov if you need additional information.

Sandra Harkins
 Neighborhood Housing and Community Development

Attachment: Approved S.M.A.R.T. Housing Transit Oriented Waiver

Cc: Laurie Shaw, Capital Metro
 Maureen Meredith, PZD
 M. Simmons-Smith, DSD
 Katherine Murray, Austin Energy
 Randi Jenkins, AWU
 Ellis Morgan, NHCD

Bryan Bomer, AEGB
 Gina Copic, NHCD
 Marilyn Lamensdorf, PARD
 Heidi Kasper, AEGB
 Carl Wren, DSD

Alma Molieri, DSD
 Susan Kinell, NHCD
 Stephen Castleberry, DSD
 Lynda Courtney, DSD
 Cande Coward, DSD



MEMORANDUM

TO: Sherri Sirwaitis, Case Manager
CC: Amanda Couch, Senior Planner
FROM: Scott A. James, P.E., PTOE
DATE: May 9, 2016
SUBJECT: Neighborhood Traffic Analysis for Elysium Park Apartments
 Zoning Case # C14-2016-0023

The Transportation Review section has performed a Neighborhood Traffic Impact Analysis for the above referenced case and offers the following comments.

The 7.1 acre tract is located in north Austin at 3300-3400 Oak Creek Drive, adjacent to the frontage of the Loop 1/Mo-Pac Expressway. The site is currently zoned Industrial Park with a Conditional Overlay (IP – CO) and is limited to 45,000 SF of gross floor area and a trip generation limit of no more than 2,000 vehicle trips per day. Zoning to the west and south of the property is residential (SF – 2, SF – 3, SF – 6). Zoning to the east is CS – CO and the land is currently occupied by a mini-storage facility. The zoning request is to allow for a residential multi-family development of approximately ninety (90) units.

Roadways

Oak Creek Drive is classified as a Collector roadway and is the sole access to the site. It measures 40 feet in width.

Silver Creek Drive is classified a Collector roadway and serves as the primary point of access for the residential neighborhood offering connection between Oak Creek Drive and West Parmer Lane. It measures 40 feet in width.

Both roadways have curb and gutter with a limited sidewalk network along the eastside of Silver Creek Road and the south side of Oak Creek Drive within the residential portion of the neighborhood. There are no sidewalks along the frontage in the immediate vicinity of the site.

Trip Generation and Traffic Analysis

The City Council may deny an application if the neighborhood traffic analysis demonstrates that the traffic generated by a project combined with existing traffic, exceeds the desirable operating level established on a residential local or collector street in the study area.

Based on the Institute of Transportation Engineer's publication Trip Generation Manual, 9th Edition, the ninety (90) proposed units would generate approximately 608 daily trips, (as summarized in Table 1).

Table 1 – Trip Generation Estimates		
Zoning	Size	Trip Generation
CS-MU (multi-family)	90 units	608
TOTAL		608

According to the applicant, approximately 45% of the outbound trips would use Oak Creek Drive, and 55% of the outbound trips would use Silver Creek Drive. Inbound (or returning) trips would use Silver Creek Drive (60%) and Oak Creek Drive (40%) at similar rates. Table 2 presents the expected distribution of the 608 daily trips to and from the site:

Table 2 – Trip Distribution percentages		
Street	Outbound	Inbound
Oak Creek Drive	45%	40%
Silver Creek Drive	55%	60%
Totals	100%	100%

According to the traffic data collected during the week of April 11, 2016, the current daily volumes on both Silver Creek Drive and Oak Creek Drive are below 2,000 vehicles per day. As shown in Table 3 below, the projected daily trips assigned to each roadway resulting from the site development would increase the observed volumes by approximately 23%.

Table 3 – Estimated increase in daily traffic volumes				
Street	Existing Traffic (vpd)	Site Traffic	Total Traffic	Percentage Increase
Oak Creek Drive	1,240	285	1,525	23%
Silver Creek Drive	1,662	385	2,047	23%

According to Section 25-6-116 of the Land Development Code, neighborhood residential streets are operating at a desirably if the daily volumes do not exceed the following thresholds:

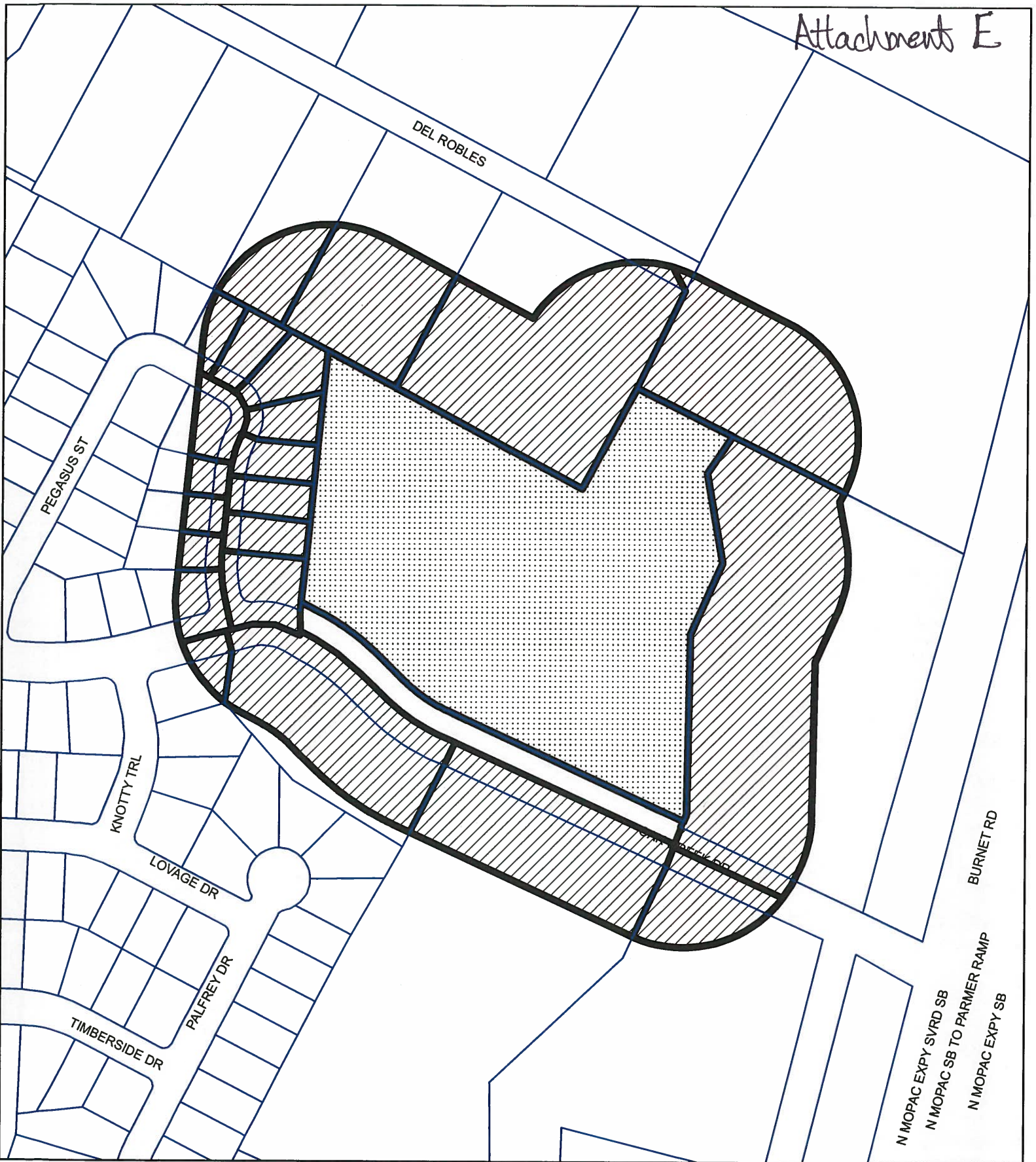
Pavement Width	Vehicles Per Day
Less than 30'	1,200
30' to less than 40'	1,800
40' or wider	4,000


Conclusions

1. The potential trips generated by this site, in combination with the existing traffic of Oak Creek and Silver Creek Drives, respectively, do not exceed the thresholds set forth in the LDC 25-6-116. Therefore, no mitigation is required as a result of this site development.


If you have any questions or require additional information, please contact me at 974 - 2208.

Scott A. James, P.E., PTOE
Development Services Department







N



BUFFER



PROPERTY_OWNER



SUBJECT_TRACT

PETITION
CASE#: C14-2016-0023.SH

" = 200 ' This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Case Number:

C14-2016-0023.SH**PETITION**

Date: 5/9/2016

Total Square Footage of Buffer: 628125.5117

Percentage of Square Footage Owned by Petitioners Within Buffer: 58.82%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

TCAD ID	Address	Owner	Signature	Petition Are: Precent
0266130528	3603 DEL ROBLES 78727	BERNARD DAVID K & CONNIE	yes	40843.01 6.50%
0266130526	12928 PEGASUS ST 78727	CANTERBURY MARTHA L	no	7626.16 0.00%
0266131018	3503 OAK CREEK DR 78727	CHERVENKA RODNEY & MARIAN	yes	60107.23 9.57%
0266131017	12807 KNOTTY TRL 78727	COPPEDGE RANDY KEITH	yes	5196.70 0.83%
0266131021	3107 OAK CREEK DR 78727	EASTBOURNE MOPAC LLC	no	22040.36 0.00%
0266130525	12930 PEGASUS ST 78727	EVANS LORI M & RICHEY T	yes	8191.56 1.30%
0266130709	12933 PEGASUS ST 78727	GRAHAM ROGER M & LEA ANN	yes	3856.26 0.61%
0266130506	3605 DEL ROBLES 78727	GROSS BETH A & DAVID W WOLFE	yes	15206.99 2.42%
0266130509	12926 PEGASUS ST 78727	HELGREN NORMAN & ANNA HELGREN	yes	10738.76 1.71%
0266130524	12932 PEGASUS ST 78727	JACKSON SCOTT T & ELMO	yes	7978.67 1.27%
0266130710	12935 PEGASUS ST 78727	JURADO SONIA A & FERNANDO I ME FERNANDO I MERCADO	yes	8209.29 1.31%
0266130602	DEL ROBLES 78727	KAHL CONSOLIDATED LTD	yes	66171.21 10.53%
0266130522	12936 PEGASUS ST 78727	LINEBERGER DEBRA L & EYDIE TOLL	yes	14316.00 2.28%
0266130706	12925 PEGASUS ST 78727	LONG MERLE W & LARRY EDWARD	yes	8995.54 1.43%
0266131019	3303 OAK CREEK DR 78727	ST. FRANCIS EPISCOPAL CHURCH OF AUSTIN	no	62617.02 0.00%
0266130708	12931 PEGASUS ST 78727	MONTEMAYOR CHRISTY	yes	3966.63 0.63%
0266130507	3501 DEL ROBLES 78727	MOORE PATRICIA ANN	yes	94351.34 15.02%
0266130523	12934 PEGASUS ST 78727	MORGAN ALBERT	yes	8043.05 1.28%
0266130510	12924 PEGASUS ST 78727	MORGAN ALBERT W	yes	8079.40 1.29%
0266130511	12922 PEGASUS ST 78727	MORGAN ALBERT W	yes	5207.55 0.83%
0266130501	12900 N MO-PAC EXPRESSWAY 78727	OAK CREEK MOPAC SELF STORAGE L P	no	134465.18 0.00%
0266130707	12929 PEGASUS ST 78727	YORK JEFFREY A	no	3843.80 0.00%
Total				600051.72 58.82%

Sirwaitis, Sherri

From: Matt Synatschk [mailto:msynatschk@austintx.com]
Sent: Thursday, May 26, 2016 7:41 PM
To: Sirwaitis, Sherri
Cc: Brinsmade, Louisa
Subject: Postponement request for Case # C14-2016-0023.SH

Good evening Sherri,

The Northwood Neighborhood Association respectfully requests a postponement of Case # C14-2016-0023.SH until the next regularly scheduled City Council zoning meeting. The postponement will allow time to review the approved language in the ZAP recommended CO and discuss the proposal with the neighborhood. Please let me know if you need any additional information to process the request.

Thank you,

Matt